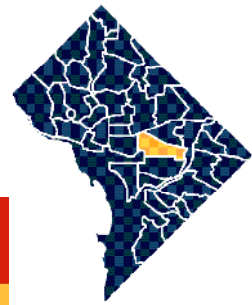
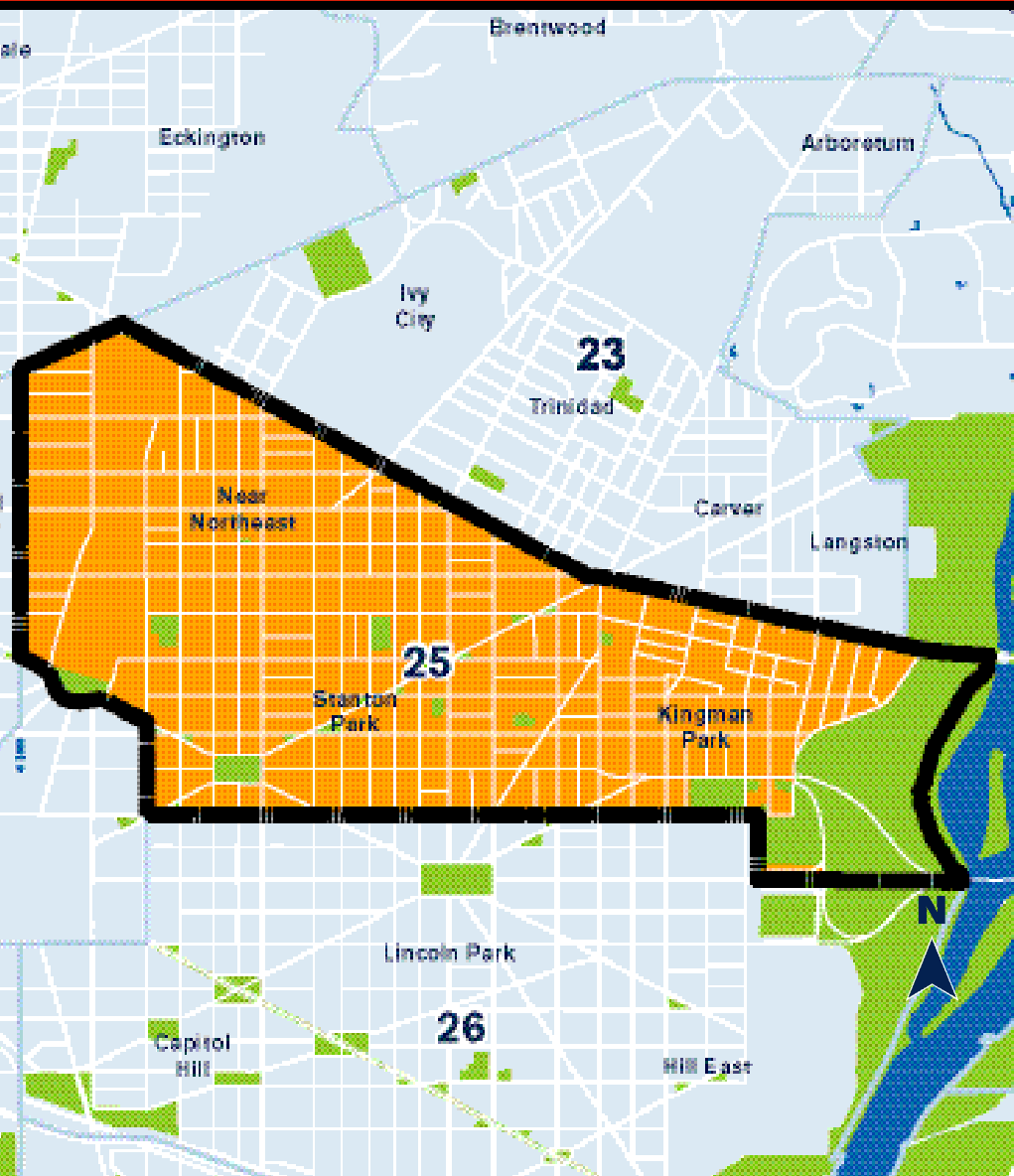


city living, **dc** style!



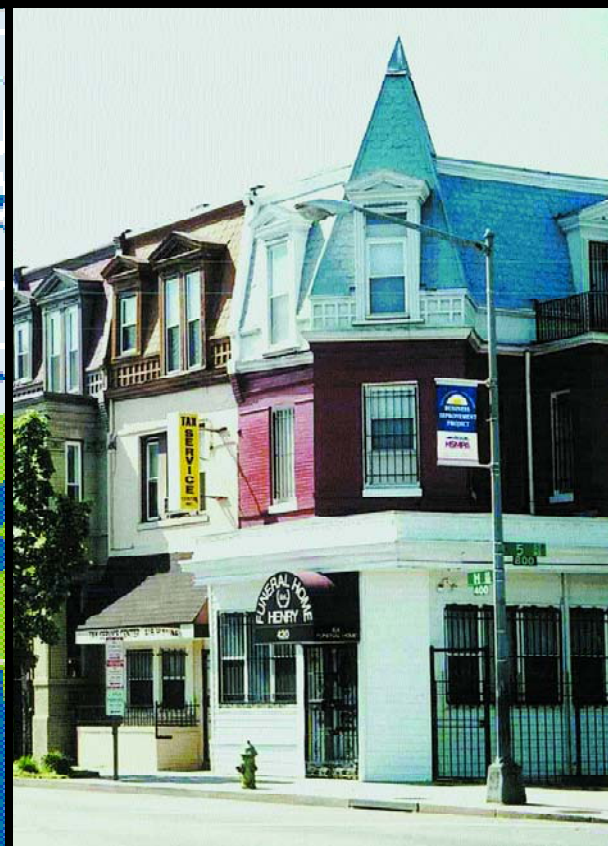
Neighborhood Cluster

25



Cluster 25 is bounded by Florida Avenue and Benning Road on the north, the Anacostia River on the east, Constitution Avenue on the south and North Capitol Street on the west.

 Cluster  Parks  Water



Near Northeast
Stanton Park
Linden
North Lincoln Park
Rosedale
Kingman Park

Neighborhood Cluster **25**

Near Northeast Stanton Park Linden North Lincoln Park Rosedale Kingman Park



Physical Characteristics and Assets

Neighborhoods are characterized by attractive, well-maintained row houses. Most of the housing stock dates from the early 1900s or before. Newer infill housing and multifamily apartment buildings are scattered across the Cluster. The Near Northeast, Stanton Park, Linden, North Lincoln Park, and Kingman Park neighborhoods share very similar housing stock. Most are brick row houses with a rich variety of architectural styles. The Rosedale community is unique with a number of wood-construction row houses, smaller lots, and less-uniform architectural style.

The H Street and Benning Road commercial corridor provides the spine for the Cluster. This well-known commercial strip was once among the most active and prosperous retail corridors in the city and boasted a rich variety of retail stores. The corridor is an eclectic mix of older buildings from the late 1800s and early 1900s, newer buildings constructed after riots destroyed some buildings in 1968, churches, office buildings, and a handful of vacant lots.

Stanton Park in the western half of the Cluster and Lincoln Park along the southern border provide attractive, formally landscaped green space for the residents of the area. The Anacostia River's edge, while not a formal park at present, provides residents opportunities for recreation, fishing, and other activities. Historic Langston Golf Course abuts the northeast boundary of the Cluster.

The Cluster has a number of institutional assets. Gallaudet University, located along the northern edge of the Cluster, is the nation's premier university for people who are deaf and hearing impaired, and it has long been a community partner. The Capital Children's Museum on the west end of the Cluster is another tremendous resource for both local residents and visitors to the area. Union Station anchors the southwestern corner of the Cluster and is a gateway to arriving and departing train travelers from across the continent. Four primary schools are located in the Cluster: J.O. Wilson, Ludlow-Taylor, Miner, and Gibbs Elementary Schools.



Some highlights of Cluster 25's assets and features include the following:

- *Quality, attractive housing stock and a strong real estate market.*
- *Easy access to neighborhood-serving businesses on H Street, Florida Avenue, Benning Road and Massachusetts Avenue.*
- *Numerous transportation options including excellent bus service, Metrorail, and regional rail at Union Station, and connections to the regional road network.*
- *Access to the Anacostia waterfront and green spaces at Stanton Park, Lincoln Park and numerous pocket and triangle parks.*

- *Capital Children's Museum and Gallaudet University as institutional partners.*
- *Desirable location near U.S. Capitol, Library of Congress, Union Station and central downtown office district.*
- *Northeast Branch Public Library and two satellite libraries.*

Recent Neighborhood Activity

- *Station Place, the new headquarters for the Securities and Exchange Commission, is currently under construction near Union Station.*
- *Redevelopment of MedLink Hospital to accommodate 275 units of new housing in the Capitol Hill Historic District.*
- *Implementation of H Street Revitalization Plan underway,*